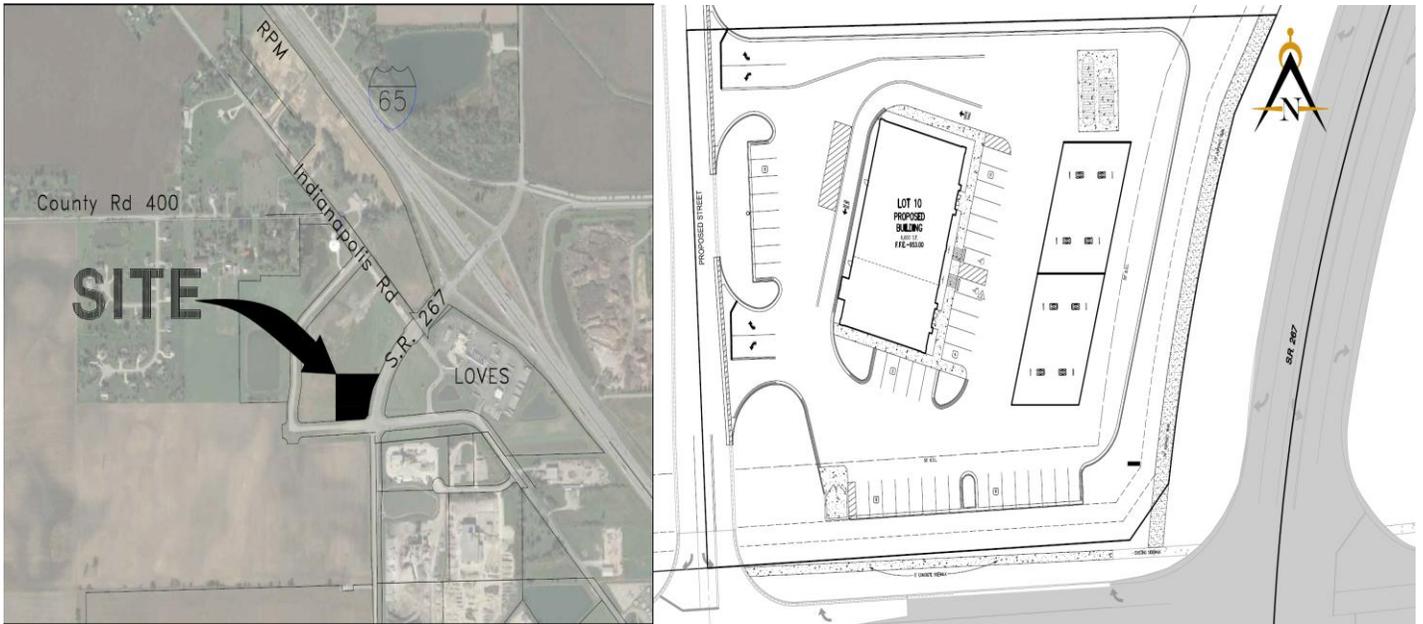




Staff Report PC17-051-DP

Good Oil Company – Development Plan

Docket PC17-051-DP Good Oil Company Development Plan. The petitioner is requesting approval of a Development Plan to be known as Good Oil Company. The subject property is currently zoned GB General Business and is approximately 2.51 acres. This property is located on Lot 10 of the Whitestown Crossing Development at SR 267. The petitioner is Good Oil Co, property owner is Whitestown Crossing LLC. The project engineer is Innovative Engineering.



History

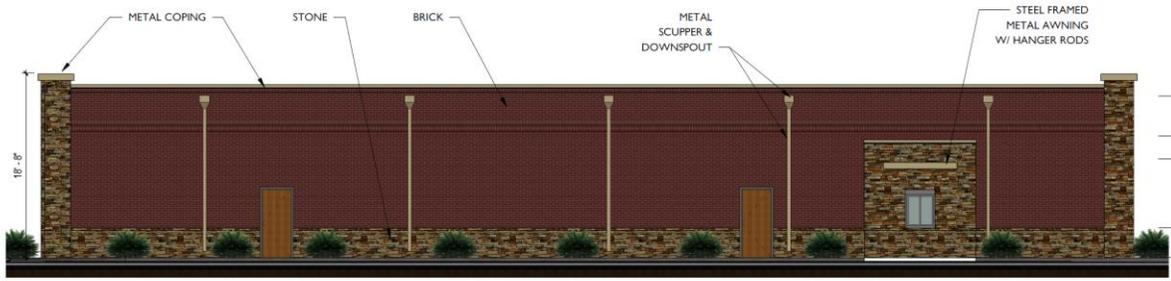
- Whitestown Crossing Phase II received Primary Plat approval as PC11-008-PP and Secondary Plat approval PC-17-035-SP.
- Access to the site through Private Drive was approved in 2017 as PC17-036-DP.
- In 2017 Whitestown Town Council passed Ord 2017-33; amending the text of the UDO classifying fuel dealer as a special exception use under GB General Business.

Proposed Development

Petitioner is requesting to prepare 2.15 acres for the construction of a 6,700 sq ft building in order to host an unknown 2,487 sq ft food service company leasing from Good Oil Co. Good oil will provide convenient store items while selling fuel through the use of 10 fueling islands and parking for 31 cars. Good Oil will be open 24 hours and will have 15-20 employees for the convenience center and anticipated 20-25 employees for the food service section of the building.

The proposed development plan for this site is shown below:





2 NORTH ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

Compliance

The proposed development plan is in compliance with the standards of the Zoning Ordinance and Subdivision Control Ordinance.

Technical Advisory Committee Comments

Only a few minor comments are needed to address on the revised plans, but do not affect the consideration of the development plan at this time. Items to include:

- Address
- Utility notes Listed on plans

Staff Comments

1. Staff is concerned about the lack of traffic control devices at the intersection of SR 267 and Indianapolis Road. Staff is concerned about increased safety issues at the intersection created by the development of this parcel. Staff recommends the Town work with INDOT to address these concerns immediately.

Staff Recommendation

Staff recommends that the WPC approve the development plan PC17-051-DP